	TOWN OF BEAUX ARTS VILLAGE
	PLANNING COMMISSION
	MINUTES

July 15, 2004
Hobbs

PRESENT: Acting Chairman Sylvia Hobbs, Commissioners Jake Donoghue and Dennis Casey.
GUESTS: Julia Morse Christoffersen
DEPUTY TOWN CLERK: Betsy Donworth

Acting Chairman Hobbs called the meeting to order.

Tour of Village: The Commissioners took a short walk through the Village to observe the height of several homes (including Murray, Finnell, and Kendall) and to assess the impact building height has on the building site, neighbors and Village in general. Commissioners discussed what height seemed comfortable in light of their review of current zoning code / building height maximum.

MINUTES: Commissioner Casey moved to approve the June 17, 2004 minutes as corrected. Commissioner Clemett seconded. Motion approved.

BUILDING HEIGHT: The current BAV zoning code imposes a 30' maximum height for buildings. Discussion focused on what should be a reasonable maximum height. The consensus was that before any dirt is moved on a reconstruction or new construction, historical grade needs to be established, with a soil test if necessary. The Commissioners also agreed that it would be helpful to require height flags to be put in place for a required time before building commences, and that building permits should be posted on the site while the project in under construction. The Commissioners expressed interest in an ordinance previously mentioned by Mona Green (possibly Yarrow Point) which allows an average building height of 30' with no point higher than 32'. Commissioner Hobbs will add this information to the memo she will be submitting to the Town council for their comments.

TREE ORDINANCE, TREES IN ROW: The letter submitted by Julia Christofferson was read, and the Commissioners thanked her for her input and education on the necessity of addressing trees located in the Town right of ways and possibly those located in private property setbacks.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk